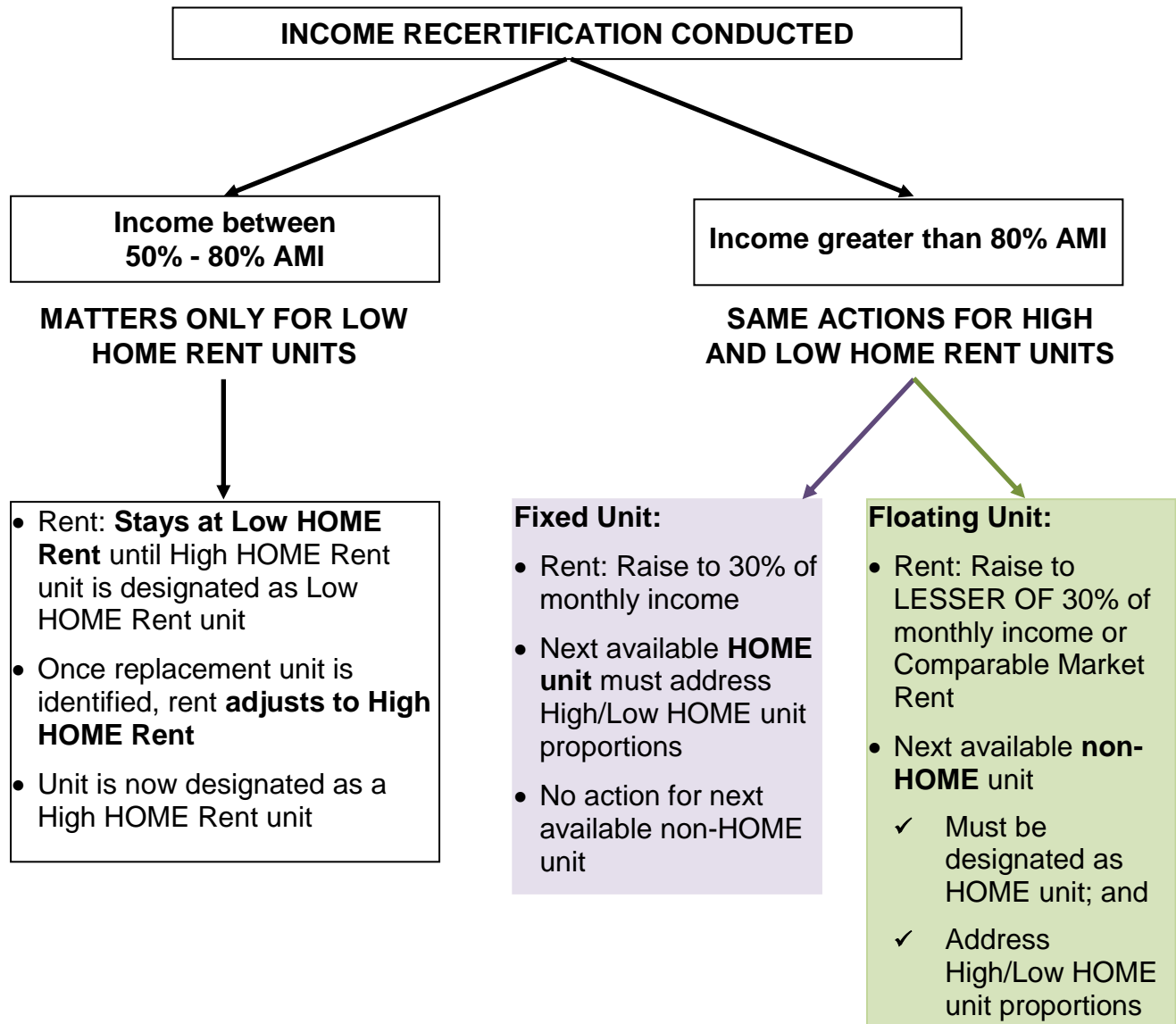


EXHIBIT 17

MANAGING RENTAL UNIT MIX UNDER HOME (No LIHTC Units)

FIXED UNITS		FLOATING UNITS	
Low HOME Rent Unit		Low HOME Rent Unit	
Changes in Tenant Rent at Recertification	Owner Action	Changes in Tenant Rent at Recertification	Owner Action
Existing tenant income remains ≤50%	Update rent to currently published Low HOME Rent minus utilities allowance (net rent)	Existing tenant income remains ≤50%	Update rent to currently published Low HOME Rent minus utilities (net rent)
Existing tenant income rises above 50% but ≤80%	Unit remains Low HOME (no change in rent) until there is a vacancy in High HOME-assisted unit. When High HOME unit is vacant, change that unit to Low HOME & rent to very low-income household at net Low HOME Rent. Now designate original unit as High HOME & raise rent for original tenant to net High HOME Rent. May also wish to check to see if swap is possible with existing High HOME unit whose tenant income is ≤50% AMI. If yes, owner can swap unit designation	Existing tenant income rises above 50% but ≤80%	Unit remains Low HOME (no change in rent) until there is a vacancy in High HOME-assisted unit. When High HOME unit is vacant, change that unit to Low HOME & rent to very low-income household at net Low HOME Rent. Now can designate original unit as High HOME & raise rent for original tenant to net High HOME Rent. May also wish to check to see if swap is possible with existing High HOME unit whose tenant income is ≤50% AMI. If yes, can swap unit designation
Existing tenant income rises above 80%	Increase rent to 30% of adjusted income. When HOME-assisted unit available, rent to very low-income household at net Low HOME Rent. Project remains “temporarily out of compliance” until the existing over-income tenant chooses to move out.	Existing tenant income rises above 80%	Increase rent to lesser of 30% of adjusted income or market rent. When market unit is available, rent to very low-income household at net Low HOME Rent OR check to see if tenant in market rate unit happens to be very low-income. If yes, can swap unit designation. At this point, original unit becomes market unit not subject to any HOME restrictions. Instead, if High HOME unit becomes available, rent at Low HOME Rent to very low-income household. To maintain total required HOME-assisted units, next available market rate unit becomes High HOME unit rented to low-income household & over-income unit becomes market rate no longer subject to HOME rules.
High HOME Rent Unit		High HOME Rent Unit	
Existing tenant income falls ≤50% (i.e., Tenant’s income was originally above 50% and tenant rented High HOME unit)	Check to see if swap is possible with existing Low HOME unit whose tenant income is between 50 - 80% AMI. If yes, can swap unit designation. If no, existing unit can remain as High HOME at currently published High HOME rent minus utilities (net rent).	Existing tenant income falls ≤50% (i.e., Tenant’s income was originally above 50% and tenant rented High HOME unit)	Check to see if swap is possible with existing Low HOME unit whose tenant income is between 50 - 80% AMI. If yes, can swap unit designation. If no, existing unit can remain as High HOME at currently published High HOME rent minus utilities (net rent).
Existing tenant income remains above 50% but ≤80%	Update rent to currently published High HOME Rent minus utilities (net rent)	Existing tenant income remains above 50% but ≤80%	Update rent to currently published High HOME Rent minus utilities (net rent)
Existing tenant income rises above 80%	Increase rent to 30% of adjusted income. When HOME-assisted unit available, rent to low-income household at net High HOME Rent. Project remains “temporarily out of compliance” until existing the over-income tenant chooses to move out.	Existing tenant income rises above 80%	Increase rent to lesser of 30% of adjusted income or market rent. When market unit is available, rent to low-income household at net Low HOME Rent OR check to see if tenant in market rate unit happens to be low-income ¹ . If yes, can swap unit designation. At this point, original unit becomes market unit not subject to any HOME restrictions.

**SUMMARY OF STEPS:
MANAGING RENTAL UNIT MIX UNDER HOME
(No LIHTC Units)**



Source: HUD, Office of Affordable Housing Programs, Community Development Technical Assistance; developed by ICF International